



Brentwood Housing Statistics December 2009 Report

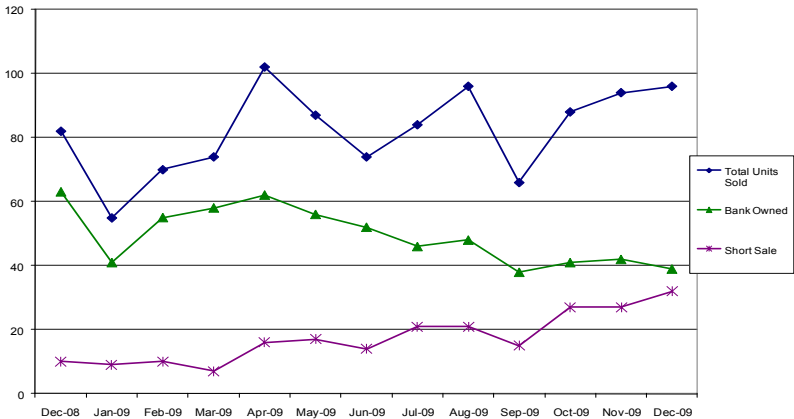
Summary:

The housing data contained in this report reflects information reported for the month of December 2009. Rather than a month-to-month comparison, this summary will provide a year-end report of 2009 data. In 2009, the number of active units on the MLS was as high as 362 and as low as 155, with an average of 232. The monthly average for pending units was 316 and ranged between 185 and 391. The total units sold during 2009 was 986, with a monthly average of 82. Compared to the total units sold in 2008, 2009 saw an additional 112 units sold.

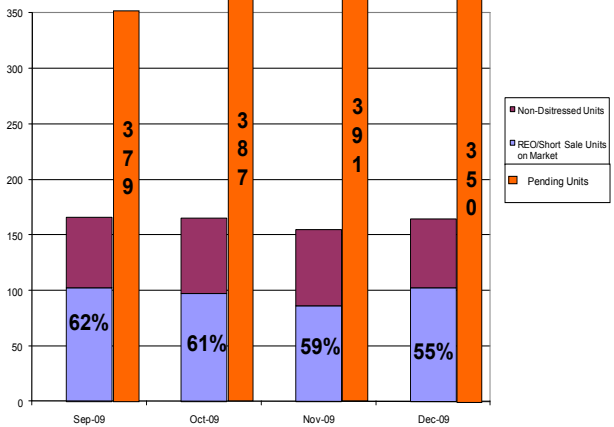
At the completion of the year, the median asking price was \$327,000 with an average asking price of \$455,000. The median sold price for 2009 was \$287,000 with an average sold price of \$309,000. At the end of 2008, the median sold price was \$364,000 with an average of \$378,000.

Some industry experts point out that more foreclosures are expected to hit the market in the coming months due in part to the expected failure of many loan modifications, and the resetting adjustable-rate loans are also likely to push more homeowners into foreclosure. Consequently, another wave of units should start hitting the market near the end of the first quarter. This last year has shown once again, the driving force in decreasing home value is the result of a large inventory of distressed units Brentwood.

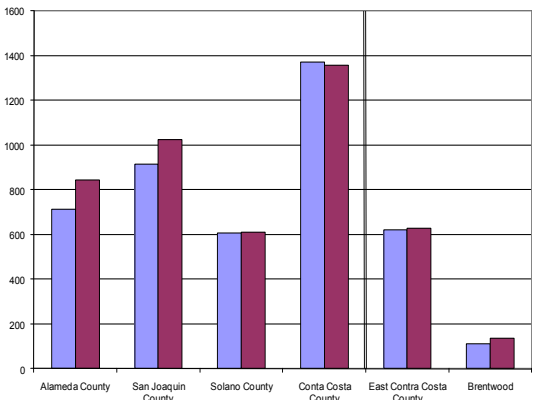
BRENTWOOD
Resale Units Sold by Type of Sale



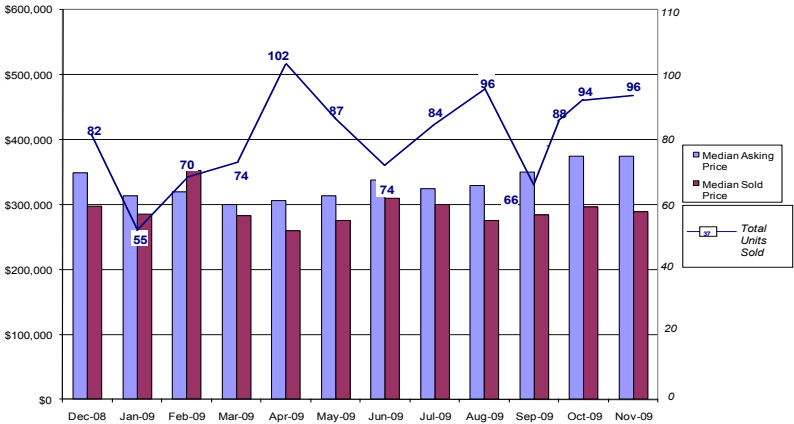
BRENTWOOD
Total Units on Market



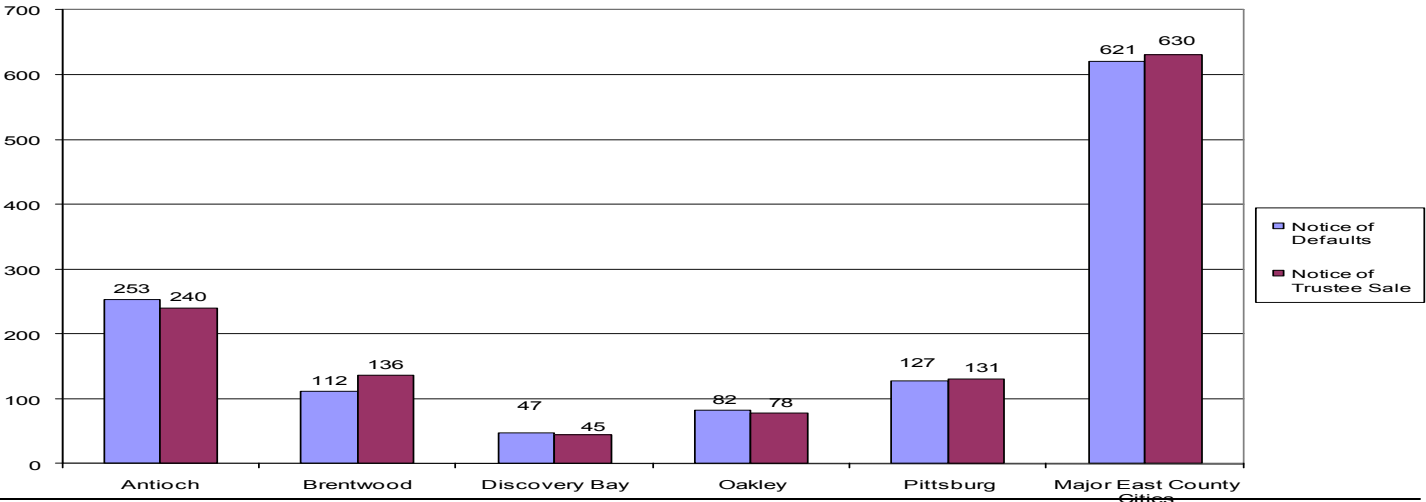
Notices by County
(December 2009)



BRENTWOOD
Median Asking vs. Median Sold



East County Distress Units
(Month of December - 2009)



Source: www.ForeclosureS.com. All reported data were for cases with a recorded/publication date, within the actual month of December. All data reported as of December 31, 2009.

Please see our definition section located on Page 2.

For questions regarding this publication, please contact Kwame Reed at (925) 516-5405.



Brentwood Housing Statistics December 2009 Report

Definitions:

Notice of Default (NOD)

A publicly recorded notice that a property owner has missed scheduled loan payments for a loan secured by a property. Some states require lenders to record a notice of default to begin the foreclosure process

Notice of Trustee Sale (NOT)

A document announcing the public sale of a property to recover a debt owed by the owner of the property. The notice is mailed to parties affected by the sale of a property, advertised in local publications and recorded in public records. Among other information, it provides the date, time and location of the sale.

Real Estate Owned (REO)

This status indicates the property is now owned by the lender or bank as a result of an unsuccessful sale at a foreclosure auction.

Short Sales

A process in which the bank or mortgage lender agrees to discount a loan balance due to an economic hardship on the part of the mortgagor/homeowner. A short sale is typically executed to prevent a foreclosure.

Sold

BRENTWOOD	Oct-09	Nov-09	Dec-09
Total # of Properties Sold	88	94	96
# of Short Sales Sold	27	27	39
# of REO's Sold	41	42	32
% of Sold - Distressed	77%	73%	74%
Median Sold Price	296,250	288,500	308,000
Average Sold Price	309,235	305,404	320,259
ANTIOCH	Oct-09	Nov-09	Dec-09
Total # of Properties Sold	135	114	108
# of Short Sales Sold	22	24	27
# of REO's Sold	83	60	52
% of Sold - Distressed	78%	74%	73%
Median Sold Price	200,000	190,000	220,000
Average Sold Price	205,267	196,227	219,750
OAKLEY	Oct-09	Nov-09	Dec-09
Total # of Properties Sold	74	45	38
# of Short Sales Sold	16	13	8
# of REO's Sold	46	24	20
% of Sold - Distressed	84%	82%	74%
Median Sold Price	239,500	220,000	221,000
Average Sold Price	245,813	231,055	222,497
DISCOVERY BAY	Oct-09	Nov-09	Dec-09
Total # of Properties Sold	19	20	25
# of Short Sales Sold	3	3	3
# of REO's Sold	13	7	9
% of Sold - Distressed	84%	50%	48%
Median Sold Price	258,000	374,750	308,000
Average Sold Price	289,303	507,895	440,306

Listings

BRENTWOOD	Oct-09	Nov-09	Dec-09
# of Active Listings	165	155	164
# of Short Sales Listed	71	56	60
# of REO's Listed	26	30	42
% of Actives - Distressed	59%	55%	62%
Median Listing Price	374,950	375,000	362,450
Average Listing Price	520,532	541,202	516,570
ANTIOCH	Oct-09	Nov-09	Dec-09
# of Active Listings	210	207	188
# of Short Sales Listed	103	98	86
# of REO's Listed	52	64	56
% of Actives - Distressed	74%	78%	76%
Median Listing Price	189,000	210,381	199,950
Average Listing Price	199,018	199,000	215,717
OAKLEY	Oct-09	Nov-09	Dec-09
# of Active Listings	118	107	126
# of Short Sales Listed	45	33	40
# of REO's Listed	38	31	32
% of Actives - Distressed	70%	60%	57%
Median Asking Price	283,450	285,000	274,950
Average Asking Price	294,605	302,482	294,307
DISCOVERY BAY	Oct-09	Nov-09	Dec-09
# of Active Listings	76	75	66
# of Short Sales Listed	30	32	17
# of REO's Listed	17	9	15
% of Actives - Distressed	62%	55%	48%
Median Asking Price	317,250	329,000	359,000
Average Asking Price	495,962	490,090	506,327